



Proposed Plan Change

AMENDMENTS TO THE SELWYN DISTRICT PLAN

Prepared for Porters Ski Area Limited
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PORTERS

Ski Area Expansion

PROPOSED

PROPOSED PORTERS SKI AREA EXPANSION

PRIVATELY REQUESTED CHANGE TO THE SELWYN DISTRICT PLAN

Explanation

This is a privately requested Change to the Selwyn District Plan.

The proposed Change seeks to rezone an area of 616ha from Rural High Country to a Ski Area Sub-Zone. The location and boundaries of the new Sub-Zone are shown on the attached Planning Map 25.

The purpose of the new Ski Area Sub-Zone is to recognise and provide for the continuing efficient use and future viability of the existing Porters Ski Area, including by its expansion into the adjoining Crystal Basin. The provisions of the proposed Ski Area Sub-Zone also provide for the establishment of an on-mountain village where visitor accommodation, permanent residences and associated commercial activities are to be located.

As a discrete geographical location, the Porters Ski Area is readily defined and distinguishable from the wider High Country. Consequently, the Ski Area has clear boundaries and the activities proposed within the Ski Area are able to be managed in a comprehensive and integrated manner.

The proposed expansion into Crystal Basin and establishment of the mountain village has been master-planned. The master-planning and design process has required the values and sensitivities of this alpine environment to be assessed and has provided the basis for rules controlling and capping the development outcomes anticipated.

The proposed Change makes amendments to the Issues, Objectives and Policies across a number of the chapters in the Rural Volume. These amendments add text and explanation about the existence of Ski Areas as major recreation facilities in the High Country and as areas of existing modification and built infrastructure. The predominant issue is the long term viability of these recreation facilities and in particular, Porters which is the largest commercial Ski Area in Selwyn District. There is the potential to provide for that viability by expanding Porters into the adjoining Crystal Basin, enhancing its capacity to accommodate more skiers and snow boarders, to improve mountain access and provide on-mountain accommodation. This effectively creates a node of concentrated recreation and accommodation activity in the High Country.

The proposed Change puts in place a new objective specific to the Porters Ski Area providing for a concentration of residential and visitor accommodation activity in this location. New policies provide further support by:

- recognising and providing for the on-going operation and development of the Porters Ski Area
- providing for a concentration of built development
- requiring subdivision to be responsive to the values and features within the environment rather than in accordance with set numerical standards.

Further amendments are made to existing policies and explanations to accommodate the new sub-zone and its intended development.

The key mechanism for the integrated management of the Ski Area Sub-Zone is compliance with an outline development plan which shows the extent of the Ski Areas and the layout of the roading, extent of built development and activities in the Village Base Area. This plan is based upon a master plan that was prepared as part of an overall design and environmental assessment process and reflects a layout of development which avoids adverse environmental effects.

The outline development plan is complemented by a new set of rules specific to the Ski Area and contained in an Appendix to the District Plan. These control subdivision and the scale and finish of buildings in the Village Base Area. Amendments are made to existing rules to exempt development from earthworks, tree planting, building and roading requirements that would normally apply in the High Country. The new rules still require consents and assessment for the detail of earthworks, planting and building development but removes the necessity for consents which consider the appropriateness of the activity in this location, i.e., it is appropriate that in rezoning the land for Ski Area activities that the development of skiable terrain and establishment of skiing infrastructure can be undertaken without consideration of the appropriateness of the activity. It is unnecessary for the district plan to trigger a resource consent in respect of matters which have already been assessed as part of the plan change process.

DISTRICT PLAN AMENDMENTS

It is proposed to amend the District Plan as follows:

PART A – INTRODUCTION

- 1 Amend **A4.5 the Rural Area and Zones, the Hill and High Country** (page A4-012) by adding the following new paragraph between the existing paragraphs 5 and 6:

“Recreation is an important activity within the High Country. The mountains of the District are accessed for a range of passive and active sporting activities including fishing, hunting, tramping, mountain-biking, skiing and other snow sports. There are a number of Ski Areas within the Selwyn District. These include Porters, Mt Cheeseman, Broken River, Mt Olympus, Craieburn Valley and Temple Basin. Of these Ski Areas, Porters is the largest commercial area and has been up-graded and expanded into the adjoining Crystal Basin. It is specifically recognised with a Ski Area sub-zoning which enables ski-field infrastructure and activities to be established and developed. Porters Ski Area is also distinguishable as providing New Zealand’s first on-mountain village with permanent and visitor accommodation and commercial activities. This village base enhances accessibility to the mountains in this locality and is a year-round tourist destination.

PART B – ISSUES, OBJECTIVES AND POLICIES

1 Natural Resources

- 2 Amend **B1.4 Outstanding Natural Features and Landscapes – Issues, High Country** (page B1-037) by replacing the existing paragraphs 6 and 7 with the following new paragraphs (new wording underlined):

Some of these areas are pristine natural landscapes, e.g., Arthur’s Pass National Park. Most, however, are landscapes which have been modified by human activities, particularly pastoralism. Outdoor recreational activities are also popular in most of these areas. These areas contain features such as improved pasture, small-scale earthworks associated with tracks and fencelines, and small structures such as stock fences, water supplies and tramping huts. Ski Areas also require modification to the natural environment in the form of creating and maintaining skiable terrain, ski infrastructure and amenities. These modifications are however localised and enhance public access to use and enjoyment of the mountains. Porters Ski Area includes an on-mountain village which has further enhanced the accessibility of the mountain environment and created a recreation node with consequential tourism benefits.

Uses which are generally inappropriate in the Areas of Outstanding Natural Features and Landscape in the high country are large structures and buildings, houses (outside existing building nodes), large scale commercial buildings and industrial developments and exotic plantations. Large structures and buildings have the potential to alter the sense of remoteness from people and untouched country, which are features of the Areas of Outstanding Landscape in the high country. Exotic plantations can alter the predominant vegetation cover from brown tussocklands, which is a hallmark of the Canterbury High Country landscape. The Plan policies encourage these activities to occur on land which is outside the Areas of Outstanding Natural Features and Landscapes in the high country. The policies recognise exceptional circumstances where large structures or building, houses (outside existing building nodes), large scale commercial buildings, industrial developments or exotic plantations may be necessary or appropriate uses in the Areas of Outstanding Natural Features and Landscapes. An exception is made for the Porters Ski Area, where there is provision for an on-mountain village providing accommodation and commercial services and is to be excluded from the Outstanding Natural Landscape. The Porters Village enhances public accessibility to and enjoyment of the mountain within a defined location and has been master-planned to complement the values of the mountain landscape, which remains a dominating natural environment. The Village has also enabled wider tourism, social and economic benefits to be realised which are of importance at both district and regional scales.

- 3 Amend the **Explanation and Reasons** to the **District Wide Outstanding Natural Features and Landscapes – Policies and Methods** (Page B1-039) by adding the following new wording (as underlined) to the end of the first paragraph:

Policy B1.4.1 recognises that much of the land in the Areas of Outstanding Natural Features and Landscapes has been modified by human occupation or use. Consequently, these areas contain man-made or physical elements, for example, modified vegetation cover such as pasture or exotic trees, stock fences, roads and other utilities, dwellings, accessory buildings and Ski Area infrastructure. Landscapes do not need to be naturally pristine to be outstanding. However, where a landscape is outstanding and contains man-made or physical elements, such elements may represent appropriate uses in these areas. One such example is the Ski-Area Sub-Zone. Snow sports are predominantly limited to specific and defined locations within the mountains. Ski Areas enhance public access to and enjoyment of the mountains but require modification and development. As Ski Areas are dependent on a mountain location their infrastructure and facilities are an anticipated feature of the high country.

- 4 Amend the **Explanation and Reasons** for **Policy B1.4.22** (page B1-048) by adding the following new words as underlined below:

The original vegetation cover has been altered by fires and pastoralism, and the area contains some improved pasture, shelter belts, small structures, ski field infrastructure and earthworks associated with activities such as pastoralism, outdoor recreation and access tracks.

- 5 Add a new **Policy B1.4.25** as follows and consequently renumber all the following policies.

Policy B1.4.25

Provide for a mountain village to be established in the Porters Ski Area which enables accommodation, commercial activities and services that complement and support the viability of the ski field whilst ensuring that the layout, design and development of the Village complements the landscape values of the locality.

- 6 Add a new paragraph to the end of the **Explanation and Reasons** for Policies B1.4.22 to B1.4.25 (pages B1-048 to B1-049) as follows:

Policy B1.4.25 provides specific recognition of an on-mountain village at Porters Ski Area. This policy is to be achieved through a Ski Area Sub-Zone which enables a node of built development to be established within a defined location at the base of the Porters Ski Area. The Ski Area Sub-Zone is to be removed from the Outstanding Natural Landscape and provides for a concentration of built development for accommodation and commercial purposes which are complementary to ski field activities as well as enhancing its viability and role as a tourist and recreation destination.

The density of built development within the Village Base Area is high compared with the extent of built development permitted elsewhere in the Outstanding Natural Landscape of the High Country and consequently the Sub-Zone should be removed from the Outstanding Natural Landscape. The provision of a Sub-Zone acknowledges the relative importance of this concentration of development to the ski industry and the district and region in terms of tourism and economic wellbeing. The Sub-Zone puts in place a special management framework which is site specific and responsive to the values of this particular locality. The management framework has been derived from a comprehensive masterplanning and investigative process and delivers an outcome with a high level of certainty in respect of layout and effects on the values of the site.

- 7 Amend the **Explanation and Reasons** for **Policy B1.4.29** (page B1-050) by inserting the following new paragraph:

The establishment and maintenance of ski trails and infrastructure requires earthworks and the movement of scree. The Ski Area Sub-Zone (Porters) is to be exempt from the provisions that apply to the Outstanding Natural Landscape due to the extent of modification anticipated within the Sub-Zone, particularly at the Village Base Area. The establishment of the Sub-Zone involved the assessment of earthworks and the proposed rules require to consideration of how the earthworks are to be managed rather than requiring further considerations of the appropriateness of Ski Area development where earthworks are involved.

- 8 Amend **High Country General - Policy B1.4.30** (page B1-050) by inserting a new sub-clause (c) as follows, and re-numbering the following clauses as a consequential amendment.

“(c) Require built development within the Ski Area Sub-Zone (Porters) to be clustered within a Village Base Area and ensure that the layout, density, form, height, bulk and finish of all buildings is designed and managed to complement landscape values and avoid, remedy or mitigate effects on ecological values.

- 9 Amend the **Explanation and Reasons** for **Policy B1.4.30** (page B1-051) by adding a new fifth paragraph as follows:

“Policy B1.4.30(c), which is concerned with the Ski Area Sub-Zone, is consistent with the intent of Policies B1.4.30(a) and (b) to manage the effects of buildings through clustering and co-location at building nodes. The Ski Area Sub-Zone (Porters) represents a cluster of greater size than other locations in the High Country, however this scale is relative to the skier capacity of the Porters Ski Area, its importance as a tourist destination and its significance and contribution to the district and regional economy. The Ski Area Sub-Zone (Porters) is required to be comprehensively designed. The management framework for the Sub-Zone is specific to the Porters locality, ensuring that built development responds to the specific characteristics and sensitivities of this environment.

- 10 Further amend the **Explanation and Reasons** for **Policy B1.4.30** to **B1.4.32** (pages B1-051 to B1-052) by amending all references to sub-clauses (c), (d) and (e) as a further consequential amendment.

- 11 Amend **Outstanding Natural Features and Landscapes – Anticipated Environmental Results** (page B1-053) by adding the following new clause:

- *The exemption of the Ski Area Sub-Zone (Porters) from establishment from the Outstanding Natural Landscape of the High Country and characterised by a Village with permanent and visitor accommodation and commercial development.*
- *The expansion and on-going viability of Porters Ski Area as a recreation and tourist destination.*

2 PHYSICAL RESOURCES

- 12 Amend **B2.2 Utilities – Need for Utilities** (page B2-018) by adding new wording to the second sentence of the second paragraph as follows (new wording underlined):

The District Plan allows for residential development at higher densities in the Rural zone immediately surrounding townships... and in the Ski Area Sub-Zone (Porters).

- 13 Amend **B2.3 Community Facilities and Recreational Areas – Issues, Recreation Areas, Access and Camping** (pages B2-027 and B2-028) by:

- (i) Adding a new third bullet to the first paragraph as follows:

- *Ski Areas for commercial and club skiing.*

- (ii) Amending the second paragraph to read as follows (new wording underlined):

Popular outdoor recreation areas in the District include: the Port Hills; Te Waihora/Lake Ellesmere; the Waikiriri/Selwyn, Rakaia and Waimakariri Rivers; the ski areas of the Craieburn Range and Arthur's Pass; the high country generally; and the Southern Alps/Ka Tiritiri o te Moana.

- (iii) Rewording the final paragraph and adding a new bullet to the last paragraph as follows (new wording underlined):

There are four issues associated with recreational areas in the Rural zone:

- Access to lakes, rivers and reserve areas.
- Funds to purchase, develop or enhance recreation areas.
- Effects of camping grounds.
- Ensuring the viability of existing Ski Areas.

- (iv) Adding a new Section “Viability of Existing Ski Areas” (page B2-029) as follows:

Viability of Existing Ski Areas

Existing Ski Areas represent significant physical resources in terms of infrastructure and buildings as well as being areas of modification to the terrain in order to establish and maintain ski trails. Without an increase in skier capacity or visitation it is increasingly difficult to maintain the economic viability of commercial ski areas, particularly where existing infrastructure requires up-grading and capital investments. It would be an inefficient use of both physical and natural

resources for existing fields to close with consequential effects on recreation, tourism, social wellbeing and the economy.

The most significant constraints on the New Zealand ski industry, compared with international ski areas, are concerned with the lack of on-mountain accommodation and poor mountain road access. The road access to the majority of New Zealand Ski Areas is perceived as unsafe by international visitors and city dwellers, many of whom may never have driven on mountain gravel roads. New Zealand also compares poorly with Australia, Japan, North America and Europe in respect of choices for on-mountain accommodation and evidence indicates that repeat visitation to New Zealand ski fields by overseas visitors is low. Consequently the future viability of existing commercial ski areas is dependent upon addressing the provision of on-mountain accommodation, improved vehicular access and encouraging investment in infrastructure.

The Porters Ski Area is the largest commercial field in the Selwyn District. Without recognition in the District Plan Porters is required to obtain on-going resource consents for the establishment of infrastructure, buildings and trails. This is an inefficient process for what is a geographically defined activity and one which can be comprehensively managed. Recognition in the District Plan therefore provides the opportunity to encourage integrated management of the ski area. Improving mountain accessibility as part of that management will further enhance Porters Ski Area as a convenient and accessible destination from Christchurch International Airport and the population of the District, Greater Christchurch and Canterbury.

- 14 Amend **Community Facilities and Recreational Areas – Strategy** (page B2-029) by adding a new bullet under the heading **Recreation Areas** as follows:

-Policy to establish a Ski Area Sub-Zone (Porters) to recognise and provide for the on-going operation and development of the Porters Ski Area.

- 15 Amend **Community Facilities and Recreational Areas – Policies and Methods** (page B2-033) to add a new policy B2.3.8, Explanation and Reasons and Method as follows:

Policy B2.3.8

Recognise the Porters Ski Area with a Ski Area Sub-Zone (Porters) that provides for the on-going operation and development of the Ski Area to ensure its viability and to require future management of the Sub-Zone to be responsive to the landscape, ecological and cultural values of the locality.

Explanation and Reasons

Policy B2.3.8 recognises the Porters Ski Area as a significant recreation asset and tourist destination within the Selwyn District. It is appropriate that the physical and natural resources which comprise the Ski Area are acknowledged as an activity area which is distinctive from the balance of the high country and therefore requires an appropriate management regime which provides for ski related infrastructure and activities.

The purpose of the Sub-Zone is to enable the maintenance and development of ski terrain and facilities without the need for on-going resource consent applications. In addition, it is intended to provide a management basis for the viability of the Ski Area by providing a framework for additional complementary activities to the Ski Area and ensuring that these activities are integrated and responsive to environmental conditions and values. Compliance will be required with an outline development plan and rules which set the parameters for use and development of the Ski Area.

Method

District Plan Rules – Ski Area Sub-Zone (Porters) with associated provisions in General Rules

- 16 Amend **Community Facilities and Recreational Areas – Anticipated Environmental Results** (page B2-033) by adding the following new bullet point:

- *Ensuring Porters Ski Area is a viable commercial ski-field including provision of accommodation and commercial activities.*

- 17 Amend **Natural Hazards – Policies and Methods, Localised Natural Hazards, Policy B3.1.6, Explanation and Reasons** (page B3-007) by adding the following new wording to the end of the first paragraph:

It is acknowledged that the Ski Area Sub-Zone (Porters) does provide for multi-level buildings reflecting the detailed site investigation and assessment that was undertaken for this defined area in establishment of the Sub-Zone. This assessment concluded that the Sub-Zone was not subject to a greater risk of loss of life or property relative to other parts of the District and that multi-level buildings were appropriate.

3 PEOPLE'S HEALTH, SAFETY AND VALUES

- 18 Amend **Natural Hazards – Policies and Methods, Localised Natural Hazards, Policy B3.1.7, Explanation and Reasons** (page B3-007 and B3-008) by adding the following new wording (underlined) after the third sentence in the first paragraph:

...does not prevent activities taking place at high altitudes or on steep slopes, provided any risk of damage from slips, or avalanches is minor. The potential for damage from hazards was assessed for the Ski Area Sub-Zone (Porters) at the time that the Sub-Zone was established. The level of risk for this Sub-Zone was not high and the risk for other areas may also be minor for several reasons....

- 19 Amend **Quality of the Environment – Policies and Methods Rural Character, Policy B3.4.1, Explanation and Reasons** (page B3-035) by adding the following new wording (underlined) to the second sentence:

Policy B3.4.1 recognises that the Rural zone is principally a business area. Farms, forests, ski areas and other rural activities are businesses and they need to operate efficiently and with as few restrictions as practical.

- 20 Amend **Quality of the Environment – Policies and Methods Rural Character, Policy B3.4.2, Explanation and Reasons** (page B3-036) by adding a new bullet (underlined) as follows:

- *Farming*
- *Forestry*
- *Ski Areas*

- 21 Amend **Quality of the Environment – Policies and Methods Rural Character, Policy B3.4.5, Explanation and Reasons** (page B3-038 to B3-039) by adding the following new wording to the end of the third paragraph:

Similarly, an exemption is also made for the Ski Area Sub-Zone (Porters). Within this Sub-Zone there is provision for the establishment of a Village Base Area to provide on-mountain accommodation and

commercial services complementary to the Porters Ski Area. The Village is defined to a specific and discrete location and the planning rules limit built development and confine its layout within an Outline Development Plan. The nature and scale of the Village and its relationship to a commercial Ski Area means that there is unlikely to be a cumulative effect on building development throughout the Rural zone but ensures the on-going viability of the Ski Area and its recreational and tourism benefits.

- 22 Amend **Quality of the Environment – Policies and Methods Rural Character, Policy B3.4.6, Explanation and Reasons** (page B3-039) by adding the following new wording to the end of the first paragraph:

An exemption is made for the Ski Area Sub-Zone (Porters) where a node of accommodation and commercial activity is considered appropriate as complementary to the Ski Area. The layout, scale and form of built development within this Sub-Zone is required to demonstrate its responsiveness to the landscape and ecological values of the locality. Some multi-storey development is anticipated as capable of being absorbed within the dominating mountain landscape.

- 23 Amend **Quality of the Environment – Policies and Methods Rural Character** (page B3-039) by adding a new Policy B3.4.7, Explanation and Reasons and Method, and renumbering all subsequent policies accordingly:

Policy B3.4.7

Provide for a concentration of built development in the Ski Area Sub-Zone (Porters).

Explanation and Reasons

Policy B3.4.7 recognises that the Porters Ski Area is recognised as a node for the maintenance and further development of Ski Area activities. In addition to new Ski Area infrastructure, the Sub-Zone anticipates the development of a Village with permanent and visitor accommodation and commercial activities such as restaurants. This built development would be at a higher density and form than is anticipated elsewhere in the high country but reflects the significance of the Porters Ski Area as a recreation area and tourist destination.

Method

District Plan Rules

- *Ski Area Sub-Zone Outline Development Plan*
- *Buildings*

4 GROWTH OF RURAL AREA

- 24 Amend **B4.1 Residential Density and Subdivision in the Rural Area – Issues** (page B4-001) by adding the following new bullet at the end of the list:

- Meeting international visitor demands for on-mountain accommodation and ensuring the viability of commercial Ski Areas.

- 25 Amend **B4.1 Residential Density and Subdivision in the Rural Area – Issues, Residential Density** (page B4-001) by adding a new fifth paragraph as follows:

In addition there are specific residential and visitor accommodation demands associated with commercial Ski Areas. Ski Areas are a significant component of New Zealand's winter tourism industry for both domestic and international visitors and the Porters Ski Area is the largest commercial Ski Area in the Selwyn District. There is little repeat visitation from international skiers due to the limited on-mountain accommodation provided in New Zealand. In order to remain viable it is necessary that on-mountain accommodation is provided for in association with the major commercial Ski Areas such as Porters.

- 26 Amend **Residential Density and Subdivision in the Rural Area – Strategy** (page B4-003) by adding the following new bullet to the list:

- Provide for permanent and visitor accommodation in the Ski Area Sub-Zone (Porters).

- 27 Amend **Residential Density and Subdivision in the Rural Area – Objectives** (page B4-003 and B4-004) by adding the following new Objective B4.1.4 with associated policies and the following new paragraph to the Explanation and Reasons.

Objective B4.1.4

A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality.

Explanation and Reasons

Objective B4.1.4 is concerned with the development of residential and visitor accommodation, commercial and associated tourist activities at the Porters Ski Area. The density of this development will be more concentrated than in other parts of the high country. This reflects the skier capacity of the Ski Area Sub-Zone and the associated demand for on-mountain accommodation and convenient access as part of the recreation experience. It is appropriate that this residential development is concentrated to avoid the dispersal of potential environmental effects.

At Porters Ski Area the layout and form of development is able to be absorbed within the landscape. It is contained within a discrete valley some distance from the state highway and its development will remain subordinate to the mountainous location. Similarly, the scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated.

- 28 Amend **Residential Density and Subdivision in the Rural Area – Policies and Methods, Policy B4.1.4** to read as follows (new wording underlined):

Recognise Existing Development Areas, Ski Areas and Tourist Resort Areas within the Rural Zone.....

- 29 Amend **Residential Density and Subdivision in the Rural Area – Policies and Methods, Policy B4.1.4 Explanation and Reasons** (page B4-007 and B4-008) by adding the following new wording to the end of the last paragraph:

The Ski Area Sub-Zone (Porters) is also exempt from this policy. The Sub-Zone has been created to recognise the existing Porters Ski Area and its expansion, as well as providing for a concentration of residential development at the base of the Ski Area. Due to the scale of the skier capacity and its significance as a tourist destination within the District, a greater density of residential development is proposed within the Sub-Zone than is provided for in other parts of the High Country.

- 29 Amend **Residential Density and Subdivision in the Rural Area – Policies and Methods**, by adding a new sub-clause (d) to **Policy B4.1.5** and a new paragraph to the end of the **Explanation and Reasons** (pages B4-008 and B4-009).

(d) Dwellings within the Ski Area Sub-Zone (Porters).

Explanation and Reasons

Policy B4.1.5(d) recognises that a higher density of residential development is appropriate within the Ski Area Sub-Zone (Porters) in order to support the viability and efficiency of the Porters Ski Area. The Sub-Zone has no wider consequential effects on residential density in the Rural Zone due to the limited number of commercial Ski Areas in the district and those with a suitable location for the establishment of a village.

- 30 Add a new Policy B4.1.8, Explanation and Reasons and Method (page B4-011) as follow. Renumber all subsequent policies accordingly:

Policy B4.1.8

To provide for the subdivision and development of residential, commercial and visitor accommodation buildings in the Ski Area Sub-Zone at Porters Ski Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:

- (a) The size, shape and layout of allotments is optimised in response to the topography, ecological and landscape values having regard to the nature of the proposed activity.*
- (b) Integrated management of subdivision, development and activities is achieved by requiring compliance with an Outline Development Plan and a set of complementary rules which result in a comprehensive and efficient layout.*
- (c) Limiting the range, scale and location of development in the Porters Ski Area Village to ensure the Village remains at a scale and density that is related to the capacity of the Porters and Crystal Basin Ski Areas and can be serviced for water supply and wastewater disposal in a manner that does not adversely affect ecological or landscape values.*
- (d) Limiting the infrastructure, structures and buildings within the Porters and Crystal Basin Ski Areas to those required for snow and mountain based recreation activities.*
- (e) Requiring earthworks, buildings and structures to be assessed on a project or individual basis to ensure that works and structures are responsive to the ecological and landscape values, sensitivities and features of the site and potential adverse effects on ground stability and natural hazards are avoided, remedied or mitigated.*
- (f) Protecting areas of ecological significance through the use of covenants, esplanade strips and management plans which avoid or minimise ground and vegetation disturbance.*
- (g) Maintaining and enhancing indigenous vegetation cover through the use of management plans and rules to avoid or minimise areas of disturbance, require the restoration of vegetation and the planting of locally indigenous species.*
- (h) Recognising that whilst avoidance, remedying or mitigation of effects is the primary objective that where this cannot be achieved it may be appropriate to offset adverse effects through environmental compensation.*

Explanation and Reasons

Policy B4.1.8 provides the basis for the rules controlling the subdivision and use of land within the Ski Area Sub-Zone at Porters. Due to the sensitivity of values within the Sub-Zone it is appropriate that subdivision, earthworks and building rules trigger an assessment process that enables site specific considerations and responses to be implemented. Reliance on standards which are based on a numerical threshold that may be unrelated to the specific features of a site and do not guarantee an optimum design outcome or ensure that the Ski Area will be efficiently developed or managed. Accordingly, subdivision, earthworks, building design and appearance and landscape treatment are to be implemented as controlled activities where Council can assess the final design and integration of development.

Underpinning the development of the Ski Area is a requirement to comply with an outline development plan. This plan represents a comprehensive approach to land use and development and controls the overall location of buildings and activities and the inter-relationship between the Village Base Area and the Porters and Crystal Basin Ski Areas. The proposed rules are primarily concerned with the location, form and finish of built development. Some of the standards will vary within the Village Base Area depending on the nature of the activities and the need to ensure that development is less intensive at the boundary of the Sub-Zone. The range of activities provided for within the Sub-Zone are specified and reflect the mix of uses that are necessary to service and support a significant recreational activity and tourist destination. The scale and density of development is greater than in other parts of the High Country however this reflects the popularity and significance of snow and mountain-based recreation and the need to provide facilities for people who enjoy this form of recreation and the ability to access the High Country environment. The scale and density of development is however capped to ensure that the Ski Area is developed in a manner which ensure the final outcome is appropriate and responsive to the environment.

As a Ski Area is geographically-dependent on a mountain location it is necessary that development is responsive to the wider landscape and ecological values of the High Country. The proposed rules require the protection of areas of significant ecological value and the adoption of other methods to maintain and enhance indigenous vegetation wherever possible. Careful control over the types of plant species established is also necessary to ensure that exotic or inappropriate plants are not established which threaten the integrity of the wider habitat. Consideration of impacts on the landscape values is also required with an emphasis on materials and building forms that complement the mountain environment. If circumstances arose where, despite all reasonable efforts have been made to avoid, remedy or mitigate effects this cannot be achieved, policy (h) indicates that there may be circumstances where it is appropriate to consider environmental compensation.

Methods

District Plan Rules

- Outline Development Plan*
- Subdivision*
- Buildings*

- 31 Add a new bullet point to the list under **Residential Density and Subdivision in the Rural Area – Anticipated Environmental Results** (page B4-013) as follows:

-Residential development is concentrated at a higher density in the Ski Area Sub-Zone (Porters) with the layout, size and shape of allotments considered in relation to the environmental features and values of the Sub-Zone.

Part C – Rural Rules

RURAL RULES – INTRODUCTION TO RULES

- 32 Amend **Rural Rules – Introduction to Rules, Type of Rules** (page C-001) by:

(i) Altering the second paragraph to read as follows (new wording underlined):

Within the Rural zone there are 7 areas, within which different rules may apply. Those areas are: High Country, Malvern Hills, Porters Ski Area, Outer Plains, Inner Plains, Port Hills and Existing Development Areas. They are shown on the Planning Maps.

(ii) Altering the second bullet in the fifth paragraph as follows (new wording underlined):

The activities which are permitted in the High Country, Malvern Hills, the Porters Ski Area and Port Hills.....

1 RURAL RULES - EARTHWORKS

- 33 Amend **1 Rural Rules – Earthworks, Notes** (C1-001) by adding a new Note as number 5 and as a consequential amendment renumbering the following clause. New wording is as follows:

5. *All earthworks within the Ski Area Sub-Zone (Porters) are exempt from Rule 1.6 and shall comply with the rules in Appendix 25. Similarly, the Ski Area Sub-Zone is excluded from the Outstanding Natural Landscape. The rules for Areas of Outstanding Landscape therefore do not apply to the Ski Area Sub-Zone.*

2 RURAL RULES – TREE PLANTING AND REMOVAL OF HERITAGE TREES

- 34 Amend **2 Rural Rules – Tree Planting and Removal of Heritage Trees, Notes** (C2-001) by adding a new Note as number 5 and as a consequential amendment renumbering the following clause. New wording is as follows:

5. *The Ski Area Sub-Zone (Porters) is excluded from the Outstanding Natural Landscape. The rules for Areas of Outstanding Landscapes therefore do not apply to the Ski Area Sub-Zone(Porters). All tree planting shall comply with the rules in Appendix 25.*

3 RURAL RULES - BUILDINGS

- 35 Amend **1Rural Rules – Buildings, Notes** (C3-001) by adding a new Note as number 4 and as a consequential amendment renumbering the following clauses. New wording is as follows:

4. *All buildings within the Ski Area Sub-Zone shall be exempt from Rules 3.9, 3.10, 3.11, 3.12 and 3.13 and shall comply with the rules in Appendix 25. The Ski Area Sub-Zone is similarly excluded from the Outstanding Natural Landscape. The rules applying to buildings in the Outstanding Natural Landscapes therefore do not apply.*

4 RURAL RULES - ROADING

- 36 Amend **1 Rural Rules – Roading, Notes** (C4-001) by adding a new Note as number 1 and as a consequential amendment renumbering the following clauses. New wording is as follows:

1. *All vehicular accessways, vehicle crossings and vehicle parking within the Ski Area Sub-Zone (Porters) shall be exempt from compliance with the rules of 4 Rural Roads and shall comply with the rules in Appendix 25 and the rules in Appendix 13 of the Townships Volume concerned with separation distances, sightlines and carpark dimensions. The Ski Area Sub-Zone is similarly excluded from the Outstanding Natural Landscape. The rules for Areas of Outstanding Landscapes therefore do not apply to the Ski Area Sub-Zone.*

5 RURAL RULES – UTILITIES

- 37 Amend **5 Rural Rules – Utilities, Notes** (C5-001) by adding a new Note as number 4 and as a consequential amendment renumbering the following clauses. New wording is as follows:

4. *The Ski Area Sub-Zone (Porters) is excluded from the Outstanding Natural Landscape. The rules applying to utility buildings and structures in the Outstanding Natural Landscape therefore do not apply.*

6 RURAL RULES – OUTDOOR SIGNS AND NOTICEBOARDS

- 38 Amend **6 Rural Rules – Outdoor Signs and Noticeboards, Notes** (C6-001) by adding a new Note as number 3 and as a consequential amendment renumbering the following clauses. New wording is as follows:

3. *Signs in the Ski Area Sub-Zone (Porters) required for the purpose of on-mountain directions and safety shall not be required to comply with Rule 6.1. Similarly, the Ski Area Sub-Zone (Porters) is excluded from the Outstanding Natural Landscape. The rules applying to Outdoor Signs in the Outstanding Natural Landscape therefore do not apply.*

9 RURAL RULES – ACTIVITIES

- 39 Amend **9.3 Activities in the Port Hills, Malvern Hills and High Country, Rule 9.3.1** (pages C9-002 and 003) by altering the **Note:** at the end of rule to read as follows (new wording underlined):

Note: *Refer to Appendix 21, 22, 23 or 24 for conditions, standards and matters of control/discretion which apply to specific activities in the areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs, Grassmere and Rocklands, and as a Ski Area Sub-Zone at Porters. These are existing development areas in the High Country and Port Hills.*

- 40 Amend **9.4 Scale of Non-Residential and Non-Rural Activities, Rule 9.4.1** (page C9-003) by adding new wording to the **Note** at the end of the rule to read as follows (new wording underlined):

Note: Rule 9.4.1 does not apply to any temporary activity or any activity within the Ski Area Sub-Zone (Porters).

- 41 Amend **9.13 Activities and Vehicle Movements, Rule 9.13.1** (pages C9-010 and C9-011) by adding a new clause (numbered 5.) to the **Note** at the end of the rule to read as follows:

5. *Rule 9.13.1 does not apply to activities within the Ski Area Sub-Zone (Porters).*

- 42 Amend **9.14 Activities and Aircraft Movements, Rule 9.14.1.1** (page C9-011) by adding the following new clause (d) as follows:

(d) *Activities within the Ski Area Sub-Zone.*

- 43 Amend **9.16 Activities and Noise, Rule 9.16.3** (page C9-014) by adding the following new clause 9.16.3.5 and renumbering the following clause accordingly

9.16.3.5 *In any part of the Ski Area Sub-Zone (Porters) where, in accordance with the Porters Ski Area Outline Development Plan in Appendix 25.14 a mix of recreation, commercial, accommodation, tourist and living activities may be established in the same locality.*

- 44 Amend **9.21 Activities and Clearance of Indigenous Vegetation and Indigenous Plant Species** (page C9-019 and C9-020) by adding a new clause 9.21.2.6 exempting the clearance of earthworks within the Ski Area Sub-Zone as follows:

9.21.2.6 *Clearance of indigenous vegetation within the Ski Area Sub-Zone (Porters), excluding the Areas of Protection as shown in Appendix 25, the Outline Development Plan for Porters Ski Area. Clearance of indigenous vegetation within the Ski Area Sub-Zone shall comply with Appendix 25.*

10 RURAL RULES – SUBDIVISION

- 45 Add a new **Rule 10.1.1.13** (page C10-003) to read as follows:

10.1.1.13 *Subdivision within the Ski Area Sub-Zone which complies with all of the subdivision standards in Appendix 25 Porters Ski Area.*

Note: *The Ski Area Sub-Zone (Porters) is excluded from the Area of Outstanding Landscape.*

- 46 Add a new Appendix 25 Porters Ski Area as attached, including Outline Development Plan.

- 47 Amend Planning Map 25 to show a new Ski Area Sub-Zone (Porters) as attached.

APPENDIX 25

25.1 PORTERS SKI AREA

Note: All other rules of the Rural Volume of the District Plan shall be complied with, unless the rule specifically states that it does not apply to the Ski Area Sub-Zone (Porters).

25.1.1 The Ski Area Sub-Zone (Porters) shall be limited to the following activities subject to compliance with Rules 25.2 through to 25.8.

- (a) Recreational facilities
- (b) Facilities, buildings and activities associated with the management and operation of a Ski Area, including but not limited to:
 - avalanche control
 - weather stations
 - pump stations
 - snow-making infrastructure
 - fuel storage
 - snow fences
 - plant nursery
 - storage and maintenance
 - equipment and clothing hire facilities
 - ski school
 - ski member facilities
 - race team and competition facilities
 - sports medicine and rehabilitation
 - first aid
 - childcare
 - helicopter access and landing
 - emergency access
- (c) Tourist activities – see Note below
- (d) Conference activities
- (e) Commercial activities and services which are associated with and complementary to recreation, tourist and conference activities
- (f) Visitor Accommodation

- (g) Staff Accommodation
- (h) Dwellings
- (i) Apartments
- (j) Place of Assembly
- (k) Educational activities limited to education related to recreational activities and environmental and cultural values associated with the High Country.
- (l) Vehicle parking (including helicopters) ancillary to recreation, tourist, commercial, conference, visitor accommodation and dwellings.
- (m) Activities associated with the maintenance and repair of existing infrastructure, roads, buildings and structures.

For the purpose of these rules the following definitions shall apply:

Recreational facilities – shall be in accordance with Part D Definitions

Tourist activities – shall mean the use of any land, building or structure for the primary purpose of providing entertainment, recreational and cultural experiences for visitors

Visitor Accommodation – shall include all forms of temporary residential accommodation offered for a daily tariff.

Dwellings – shall be in accordance with Part D Definitions

Apartments – shall mean self-contained residential accommodation which may be occupied as a permanent or temporary residence but is part of and attached to other apartments contained within the same building.

Place of Assembly – shall be in accordance with Part D Definitions

25.2 Controlled Activities

Earthworks

25.2.1 Earthworks located entirely within the boundary of the Ski Area Sub-Zone and limited to the following purposes shall be a controlled activity:

25.2.1.1 Establishing ski trails, terrain parks, tows, lifts and gondolas

25.2.1.2 Establishing trails for recreational activities such as mountain bike, luge and walking trails

25.2.1.3 The construction of buildings and structures in the Porters and Crystal Basin Ski Areas.

25.2.1.4 Forming access tracks to and within the Porters and Crystal Basin Ski Areas

25.2.1.5 The construction of snow-making reservoirs

24.2.1.4 The construction of buildings in the Village Base Area

24.2.1.5 Forming roads in the Village Base Area, provided that they comply with the Standards for Roads in Rule 25.6.6.1.

- 24.2.1.6 The construction of infrastructure for stormwater, wastewater disposal and water supply
 - 24.2.1.7 The construction of utilities
 - 24.2.1.8 Ground preparation for planting of indigenous vegetation on areas greater than 5m².
- 25.2.2 Under Rule 25.2.1, the Council shall reserve its control over the following matters:
- 25.2.2.1 Any potential effects on ground and scree stability.
 - 25.2.2.2 The location, depth and length of cuts and the extent and location of fill or castings.
 - 25.2.2.3 The effectiveness of erosion and sediment control measures and the degree to which these conform with any Erosion and Sediment Control Plan that may have been approved by the Canterbury Regional Council for the establishment of infrastructure.
 - 25.2.2.4 The setback from the Porter Stream and Crystal Stream.
 - 25.2.2.5 Avoidance or setback from any ephemeral streams or naturally occurring seepages or wetlands.
 - 25.2.2.6 Terrestrial and aquatic ecological values within the area of disturbance and potential to minimise or avoid disturbance to areas or habitats of higher value.
 - 25.2.2.7 The effect on landscape values and visibility from state highway 73.
 - 25.2.2.8 The proposed measures for minimising ground disturbance.
 - 25.2.2.9 Measures for the control of dust emissions.
 - 25.2.2.10 Protocols to minimise the transfer of weed and pest species on machinery.
 - 25.2.2.11 Measures proposed for re-contouring and re-vegetation of the land, including the timing for re-vegetation.
 - 25.2.2.12 Protocols for Accidental Discovery of archaeological sites.
 - 25.2.2.13 Conditions requiring the preparation and implementation of a Ski Area Environmental Management Plan (SAEMP) that addresses the following matters for construction and operation of the Ski Area:
 - Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;
 - Principles for management of construction activities and restoration of earthworks
 - Pest and weed management
 - Management of habitats and species, including Keas and riparian margins
 - Enhancement of Crystal Stream
 - Storage and removal of solid wastes
 - Storage, management and use of hazardous wastes

(Note that this provision duplicates the requirement for a SAEMP required by Rule 25.12.2.11 at the time of subdivision application. If a SAEMP has already been prepared and approved as a condition of subdivision this provision is not applicable).

Buildings

- 25.2.3 All buildings located within the Ski Area Sub-Zone shall be a controlled activity in respect of design and appearance, relationship between buildings (physical layout on the ground) and landscape treatment, provided that they comply with the Standards for Buildings in Rules 25.3.1.1 to 25.3.1.10.
- 25.2.4 Under Rule 25.2.3, the Council shall reserve its control over the following matters:
- 25.2.4.1 The extent to which the building reflects an architectural style that is consistent with and complementary to the landscape values of the Porter Valley and Ski Area, having regard to the design principles in Appendix 25.14.
 - 25.2.4.2 The suitability of proposed materials having regard to the list of materials in Appendix 25.14.
 - 25.2.4.3 The appropriateness of the colour finish of the exterior of the building, having regard to the recommended colour palette in Appendix 25.14.
 - 25.2.4.4 The architectural design and profile of the roof and its visual impact. Within the Village Base Area, the design and profile of the roof should be assessed both singularly and in combination with other roofs, including the visual effects of the rooflines when viewed across the Village Base Area.
 - 25.2.4.5 The avoidance of excessive repetition of building forms.
 - 25.2.4.6 The use of architectural articulation to create a building of visual interest. Such articulation may include the use of projecting and recessed balconies, porches, sheltering colonnades, verandahs at ground level and window awnings.
 - 25.2.4.7 The avoidance of building facades and elevations which are visually bland or blank including the use of architectural articulation or techniques such as steps-in-plan to avoid long continuous walls.
 - 25.2.4.8 The reflectivity of materials to be used on the exterior of the building when viewed from beyond the Sub-Zone boundary.
 - 25.2.4.9 The potential for the building or structure to be visible from the State Highway.
 - 25.2.4.10 The provision for pedestrian linkages between buildings, carparks, visitor accommodation, dwellings and the trails to Porters Ski Area and the Crystal Basin Ski Area.
 - 25.2.4.11 In addition to the above, within the Village Base Area 2 (Slopeside Visitor Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation). Regard should also be given to the more specific guidance in Appendix 25.14:
 - (a) Orientation and positioning of buildings close to the road frontage and/or public spaces.
 - (b) Location and design of main entrances adjacent to pedestrian routes and public spaces.

- (c) The creation of legible, comfortable and useable spaces for circulation and gathering within a compact Village Centre.
- (d) Maintenance of prominent vistas along the village roads.
- (e) Maintenance of open space and views between buildings.
- (f) Layout of buildings and pedestrian routes should ensure the safe and efficient movement of people, incorporating the principles of Crime Prevention Through Environmental Design (CPTED).
- (g) Screening of service areas.
- (h) External accessways, mechanical, electrical and communications equipment should be integrated within the building.
- (i) Avoidance of excessive light spill.

25.2.4.12 Within the Porters and Crystal Basin Ski Areas:

- (a) Avoidance of locating buildings and structures on ridges, except where necessary to support chairlifts, tows and gondolas or for avalanche control equipment and weather stations.
- (b) Avoidance of visibility against the skyline.
- (c) Minimise visibility from the state highway through location, design and colour.
- (d) The use of colour for buildings and structures that will complement the landscape.
- (e) The avoidance of materials and colours to finish buildings and structures with high reflectivity when viewed from beyond the Sub-Zone.

Landscape Treatment

25.2.5 All planting for the purpose of amenity and enhancement shall be a controlled activity, provided it complies with Rule 25.8.1 for Tree Planting and Landscape Treatment. A landscape plan detailing the species, density, planting programme as well as maintenance regime shall be provided as part of this application.

25.2.6 Under Rule 25.2.5 the Council shall reserve its control over the following matters:

- 25.2.6.1 The effectiveness and quality of any landscape treatment proposed.
- 25.2.6.2 The planting patterns of shrubs, tussocks and trees in areas outside the Village Centre and the extent to which this pattern of planting has a natural appearance and arrangement.
- 25.2.6.3 The planting patterns of trees in the wastewater disposal area and the ridge between Village Base Areas 2 and 5 and the extent to which these reflect and harmonise with the landform.
- 25.2.6.4 The extent to which the proposed landscape planting connects and is compatible with other planting and naturally occurring indigenous vegetation across the Ski Area Sub-Zone and at the boundary of the Ski Area Sub-Zone.

25.3 Standards for Buildings

25.3.1 The following standards shall be met for the erection of any building or any additions or alterations to, or modification of any building that is to be considered as a controlled activity:

25.3.1.1 All buildings shall be located in accordance with the Porters Ski Area Outline Development Plan.

25.3.1.1 The total number of dwellings in the Porters Ski Area shall not exceed 45 and there shall be no more than one dwelling located on a residential allotment.

25.3.1.2 The number of dwellings and buildings permitted in each of the identified Village Base Areas shown in the Porters Ski Area Outline Development Plan shall not exceed:

Village Base Area 1 (Porters Chalets):	12
Village Base Area 2 (Slopeside Visitors Accommodation):	10
Village Base Area 3 (Village Centre):	18
Village Base Area 4 (Hotel and Visitor Accommodation) :	8
Village Base Area 5 (Crystal Chalets):	33

Except that only half of the buildings numbered in each Village Base Area may be constructed and occupied until such time as the following infrastructure is established within the Crystal Basin Ski Area:

(i) Formation of an access track linking the Porters Basin to Crystal Basin

(ii) Construction and commissioning of a snowmaking reservoir

(iii) Construction and commissioning of a gondola from the Village Centre to Crystal Basin

(iv) Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area

(v) A Day Lodge

(vi) Ski trails with a daily capacity for up to 1,500 skiers

25.3.1.3 Within the Crystal Basin Ski Area and the Porters Basin Ski Area, as shown in the Porters Ski Area Outline Development Plan, there shall be no provision for buildings associated with accommodation for visitors or residents.

25.3.1.4 The maximum building footprint shall not exceed:

Village Base Area 1 (Porters Chalets)	300m ² excluding decks
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building up to 1320m ² , 1 building up to 990m ² , 3 buildings up to 880m ² All other buildings up to 440m ²
Village Base Area 3 (Village Centre)	2 buildings up to 925m ²

	5 buildings up to 730m ² , 4 buildings up to 600m ² 3 buildings up to 530m ² All other buildings up to 330m ²
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 2,475m ² , 1 building up to 1,320m ² 3 buildings up to 660m ² All other buildings up to 350m ²
Village Base Area 5 (Crystal Chalets):	200m ² excluding decks
Crystal Basin Ski Area and Porters Ski Area	1000m ² excluding decks

25.3.1.5 The maximum height of buildings (excluding carpark buildings, support structures and terminals for gondolas, lifts and tows) shall not exceed:

Village Base Area 1 (Porters Chalets)	13m
Village Base Area 2 (Slopeside Visitors Accommodation)	One building of 26.5m, 2 buildings at 22m, 4 buildings at 16m and 3 buildings up to 13m
Village Base Area 3 (Village Centre):	Six buildings at 24m, 5 buildings at 19m, 6 buildings up to a maximum of 13m (to be measured from the finished level of the carpark base where buildings are to be erected over a carpark building).
Village Base Area 4 (Hotel and Visitor Accommodation)	One building up to 19m with 7 buildings a maximum of 13m
Village Base Area 5 (Crystal Chalets):	13m
Crystal Basin Ski Area	16m
Porters Ski Area	16m

25.3.1.6 Fences in Village Base Areas 1 to 5 shall be limited to:

- (a) fences constructed in greywacke boulders
- (b) fences required for construction purposes
- (c) fences for the protection of indigenous vegetation.

- 25.3.1.7 All buildings (excluding bridges) shall be setback a minimum of 5m from the Porter Stream;
- 25.3.1.8 No buildings or hardstand areas shall be located within the Red Tussock Gully as shown on the Porters Ski Area Outline Development Plan.
- 25.3.1.9 No buildings or structures shall be erected in the Crystal Basin Ski Area until a covenant is secured on the title of the Crystal Basin Ski Area that protects in perpetuity the area of land identified for protection on the Porters Ski Area Outline Development Plan.

25.4 Standards for Activities - General

- 25.4.1 Activities in the Porters Ski Area shall be located generally in accordance with the Porters Ski Area Outline Development Plan.
- 25.4.2 No recreational activities shall be commenced in the Crystal Basin Ski Area unless a covenant has been secured on the title of the Crystal Basin Ski Area that protects in perpetuity the areas of land identified for protection on the Porters Ski Area Outline Development Plan.
- 25.4.3 Construction or earthwork activities in the Crystal Basin Ski Area or the Village Base Area shall only commence on completion of works which achieve the NZTA standard for sight-lines at the intersection of State Highway 73 and the Ski Area Access Road.

25.5 Standards for Activities - Scale

- 25.5.1 The total number of beds for visitor accommodation within the Village Base Area shall be limited as follows. For the purpose of this Rule visitor beds shall exclude beds in dwellings and one bed unit shall equal 1 person:

Village Base Area 2 (Slopeside Visitors Accommodation):	1,100
Village Base Area 3 (Village Centre):	1,600
Village Base Area 4 (Hotel and Visitor Accommodation):	500

- 25.5.2 The floor area occupied by commercial activities within the Village Base Area shall be limited as follows:

Village Base Area 2 (Slopeside Visitors Accommodation):	1,610m ²
Village Base Area 3 (Village Centre):	7,624m ²
Village Base Area 4 (Hotel and Visitor Accommodation):	575m ²

25.6 Standards for Roading

- 25.6.1 The following standard shall be met for the formation and establishment of any road that involves earthworks as a Controlled Activity:
 - 25.6.1.1 In the Ski Area Sub-Zone the formation of any road or road bridge shall be located generally in accordance with the Porters Ski Area Outline Development Plan.

25.7 Standards for Vehicle Parking

25.7.1 Any activity in the Ski Area Sub-Zone which provides car parking in accordance with the following standards shall be a permitted activity.

25.7.1.1 Dwellings, and apartments occupied on a permanent basis- 1 on-site carparking space.

25.7.1.2 Visitor Accommodation Hotels – 1 space per 3 guest rooms up to 60 rooms, thereafter 1 space per 5 guest rooms. In addition, 1 coach park per 50 guest rooms and 1 staff space per 20 beds. The parks need not be located on the same site as the activity.

25.7.1.3 Visitor Accommodation Backpackers and Lodges – 1 space per 5 guest beds. In addition 1 coach park per 50 guest rooms and 1 staff space per 20 beds. The parks need not be located on the same site as the activity.

25.7.1.4 Apartments managed and occupied as part of visitor accommodation – 1 space per 15 apartments thereafter 1 per 2 apartments. In addition 1 coach park per 50 apartments and 1 staff space per 20 beds.

25.8 Standards for Tree Planting and Landscape Treatment

25.8.1 All tree planting and planting for the purpose of re-vegetation, amenity or enhancement purposes shall be limited to the species listed in Appendix 25.14.

25.8.2 All planting shall generally comply with the Outline Planting Concept in Appendix 25.14. The planting provides for six plant mixes and the relative proportions of the dominant species in each planting mix shall conform with the requirements of Appendix 25.14.

25.9 Restricted Discretionary Activities

Roading

25.9.1 Any activity which does not comply with Rule 25.6.1 shall be a restricted discretionary activity.

25.9.2 Under Rule 25.9.1 the Council shall restrict its discretion to consideration of:

25.9.2.1 The effect of changing the network or alignment of roads in terms of accessibility for a range of vehicle types to the different precincts within the Village Base Area, having regard to gradient and geometry.

25.9.2.2 Any consequential effects of changing the road network on the layout of built development, services, infrastructure or the efficiency of inter-connecting pedestrian pathways or access trails to the Porters or Crystal Basin Ski Areas.

25.9.2.3 The ability to effectively manage the stormwater and discharges from the road both during construction and operation and any consequential effects on land stability or other natural hazards.

25.9.2.4 The effect of changing the road network on ecological, natural character or landscape values of the Ski Area Sub-Zone and land immediately adjoining the Sub-Zone.

25.9.2.5 The effects of changing the Village Road network on the safety and efficiency of the Village traffic having regard to sight distances at intersections, conflicts between vehicles which may be queuing or crossing the road and potential conflicts with pedestrians.

25.9.2.6 The degree of difficulty for vehicles entering/exiting a site or carpark and the potential for increased o-street parking with resulting effects on traffic safety and residential amenity.

Vehicle Parking

- 25.9.3 Any activity which does not comply with Rule 25.7.1 shall be a restricted discretionary activity.
- 25.9.4 Under Rule 25.9.3 the Council shall restrict its discretion to consideration of:
 - 25.9.4.1 The extent to which car parking numbers can be reduced having regard to alternative methods of transportation that may be available within the Village Base Area e.g., shuttles, inclinator.
 - 25.9.4.2 The extent to which public transport or group passenger transportation services may reduce the need for on-site carparking. This may include consideration of timetabling to coincide with Ski Area operating hours.
 - 25.9.4.3 Any effects on pedestrian amenity or safety from reduced car parking.
 - 25.9.4.4 The extent to which visitor accommodation or other activities within the Village Base Area can demonstrate a lesser parking demand.

Night-Lighting for Recreational Activities

- 25.10 The lighting of the Ski Area for the purpose of facilitating night recreational activities shall be a restricted discretionary activity.
- 25.10.1 Under Rule 25.10 the Council shall restrict its discretion to consideration of:
 - 25.10.1.1 The proposed lighting plan having regard to the number, location and spill of light.
 - 25.10.1.2 The effect of night lighting on ecological values.
 - 25.10.1.3 The effect of night lighting on rural amenity values from beyond the boundary of the Ski Area Sub-Zone and its visibility from the State Highway.

25.11 Non-Complying Activities

Buildings

- 25.11.1 Any building which does not comply with Rules 25.3.1.1 to 25.3.1.9 shall be a non-complying activity.

Activities – General and Scale

- 25.11.2 Any activity which does not comply with Rules 25.4.1 to 25.4.3 and 25.5.1 and 25.5.2 shall be a non-complying activity.

Tree Planting and Landscape Treatment

- 25.11.3 Any activity which does not comply with Rule 25.8.1 shall be a non-complying activity.

Removal of Indigenous Vegetation

- 25.11.4 The removal of any indigenous vegetation exceeding an area of 5m² and not approved as part of a controlled activity in accordance with Rule 25.2.1 shall be a non-complying activity.

25.12 Subdivision

Standards for Controlled Activities

- 25.12.1 Subdivision within the Ski Area Sub-Zone which complies with the following standards shall be a Controlled Activity:

25.12.1.1 All allotments to be used for residential, accommodation or commercial purposes shall be serviced by a reticulated supply of potable water.

25.12.1.2 All new allotments to be used for residential, accommodation or commercial purposes shall be connected to a reticulated wastewater treatment and disposal system.

25.12.1.3 Any new allotment within the Village Base Area shall comply with the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509—2008.

25.12.1.4 The layout of roads and allotments shall conform with the Porters Ski Area Outline Development Plan.

25.12.1.5 The number of fee simple, freehold residential allotments shall be limited to:

Village Base Area 1 (Porters Chalets): 12

Village Base Area 5 (Crystal Chalets): 33

Note: There shall be no minimum allotment size in the Ski Area Sub-Zone. There shall be no limits on the number of fee simple, freehold, unit, strata or cross lease titles within the Village Base Area 2 (Slopeside Visitors Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation).

25.12.1.6 Prior to the grant of resource consent for a subdivision creating any new allotments within the Village Base Area a covenant shall be secured on the title of the Crystal Basin Ski Area that protects in perpetuity the area(s) of land identified for protection on the Porters Ski Area Outline Development Plan.

25.12.1.7 Prior to certification under section 224 of the Resource Management Act for:

(a) the 6th residential allotment within Village Base Area 1 (Porters Chalets) or the 16th residential allotment within the Village Base Area 5 (Crystal Chalets);

the following infrastructure must be established within the Crystal Basin Ski Area:

(i) Formation of an access track linking the Porters Basin to Crystal Basin

(ii) Construction and commissioning of a snowmaking reservoir

(iii) Construction and commissioning of a gondola from the Village Centre to Crystal Basin

(iv) Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area

(v) A Day Lodge

(vi) Ski trails with a daily capacity for up to 1,500 skiers

25.12.2 Under Rule 25.12.1 the Council shall reserve its control over the following matters:

25.12.2.1 Those matters contained in Rule 10.1.2.

25.12.2.2 Any effects on ecological and landscape values that may arise from the proposed layout and density of allotments.

25.12.2.3 The boundaries of the proposed allotments in relation to natural or physical features.

25.12.2.4 The use of conditions to require all earthworks to be subject to an Accidental Discovery Protocol, requiring contractors to be trained in the recognition of archaeological sites and artefacts.

25.12.2.5 The use of conditions to require a construction management plan which shall set out the proposed methods and protocols for construction including:

- (a) timing of works;
- (b) cleaning of machinery prior to access to the Ski Area Sub-zone to avoid the spread of weed and pest species;
- (c) protection of waterways and areas of ecological sensitivity;
- (d) minimisation of ground disturbance;
- (e) management of dust emissions;
- (f) management and storage of hazardous substances, including an emergency response protocol for accidental spillages;
- (g) traffic management for all construction related vehicles. This shall include control of access from the state highway and management of traffic, including parking within the construction site to avoid wider ground and vegetation disturbance.

25.12.2.6 The ability for roads, accessways and building sites to be constructed without any adverse effects on ground stability.

25.12.2.7 The adequacy of provisions for stormwater management in relation to discharge from roads, accessways and building platforms.

25.12.2.8 The location and design of the intersection of the Ski Area Access Road with State Highway 73 having regard to safety and efficiency, including the achievement of safe sight distances and provision of turning lanes.

25.12.2.9 The mechanism for achieving the protection of ecological values within the riparian margin on either side of the Porter Stream from its source to the Porter River in perpetuity.

25.12.2.10 The use of conditions to require the development and implementation of a restoration plan that shall detail how the ground is to be re-contoured, re-vegetated and maintained post-construction of roads, accessways and building platforms.

25.12.2.11 The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following (this rule duplicates Rule

25.2.2.13 which applies to those circumstances where development proceeds without the need for a subdivision consent):

- Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;
- Principles for management of construction activities and restoration of earthworks
- Pest and weed management
- Management of habitats and species, including Keas and riparian margins
- Enhancement of Crystal Stream
- Storage and removal of solid wastes
- Storage, management and use of hazardous wastes

Non-Complying Activities

25.12.3 Any subdivision which does not comply with Rules 25.12.1.1 to 25.12.1.7 shall be a non-complying activity.

25.13 Reasons for Rules

Buildings

The rules for buildings set the thresholds for built development beyond which further consideration and control is required. The standards require development to be located in accordance with the Outline Development Plan and set maximums for building height, number of buildings and building footprints.

These standards are intended to ensure that building mass is distributed amongst a number of individual buildings and large, monolithic structures are avoided. The separation between buildings will provide light and views with the assessment criteria encouraging greater architectural articulation and higher quality finish as well as providing space for indigenous vegetation that will provide context for the buildings and contribute to the mountain setting. The rules for building mass are further complemented by rules which cap the total number of buildings within the Village Base Area. The Village Base Area is in turn divided into different sub-areas within which the number and size of buildings is capped. This is to ensure that the scale and intensity of development within different parts of the Village respond to the variable landscape and ecological values across the site. Some parts of the Village Base Area are intended to have a greater concentration and density of development while the outer edges of the Village Base Area provide for a much reduced development pattern. This variability is in response to the sensitivity of the interface between the Sub-Zone and the Outstanding Natural Landscape.

A limit is placed on the number of buildings within the Village (limited to a maximum of 50% of the total buildings permitted) until such time as the Crystal Basin has established prescribed infrastructure and is operational. This is to ensure that the Village does not develop as a stand-alone commercial and residential facility without delivering the social, recreational and economic benefits of the expanded Ski Area. It does however enable some capital to be released for development of the Crystal Basin Ski Area.

A setback from the watercourse (Porter Stream) that crosses through the Village Base Area is required in order to protect the ecological values of the riparian margins of the stream. Similarly, a Red Tussock Gully within the Village is to be kept free buildings and hardstand in order to protect the ecological and hydrological function of this gully.

These rules reflect the outcomes of the masterplanning process which assessed the capacity of the landscape to absorb change. Development beyond these standards therefore has the potential to adversely affect the values of the surrounding environment and the non-complying status for buildings which exceed these levels reflects a clear capping of built development.

In addition to the standards, all buildings and structures are to be assessed as controlled activities. This process of consideration reflects the need to respond to and respect the landscape values of the surrounding Outstanding Natural Landscape. The assessment matters trigger consideration of the final form, finish and appearance of buildings as well as the layout and functioning of built development within the Village Base Area. The Village Base Area is an area of public congregation and social activity where considerations such as relationship to public spaces, landscape treatment, pedestrian connectivity and safety are relevant considerations.

Fencing is not provided for in the Village Base Area to maintain a sense of spaciousness and views between buildings as well as ensuring that elements of suburbanisation are actively avoided. Exception is made for walls constructed of natural rock and fencing required for protecting vegetation and sediment control

With respect to the Ski Areas, these are to be free of any accommodation activities and structures and essential infrastructure for access up the mountain and the safe operation of the mountain for skiing. The considerations for these structures are more focused on appropriate location e.g., avoiding ridges and skylining and ensuring that the final design, finish and colour complement the landscape as far as practicable.

Rule 25.3.1.8 does not allow any buildings or structures to be erected in the Crystal Basin Ski Area unless a covenant has been secured for the protection, in perpetuity, of significant indigenous vegetation. It is proposed that these areas are avoided during establishment and operation of the expanded Ski Area into Crystal Basin. This rule complements the same provision which is also applied to subdivision and recreational activity.

Location and Scale of Activities

Activities are required to be located in accordance with the Outline Development Plan. The Outline Development Plan generally requires buildings to be located in close proximity, minimising their outward spread. This avoids effects on the surrounding environment beyond the Ski Area Sub-Zone as well as encouraging a village atmosphere. This rule complements Rule 25.3.1.1 which restricts the location of buildings. It also works in combination with Rules 25.5.1 and 25.5.2 which limit commercial floorspace and bed numbers in particular parts of the Village Base Area. These rules have the effect of requiring further consideration where activities may relocate and concentrate in an area that was not contemplated in the Outline Development Plan. e.g., the activities of the Village Centre move to occupy buildings in the Hotel and Accommodation Zone. Such a dispersal of activity may have traffic and pedestrian access effects that may compromise the proposed traffic circulation network and efficiency of the Village. Any increase in density of bed numbers or commercial floor area may also have the effect of increasing pressure on water supply and wastewater disposal which have been designed not to exceed a specified capacity.

Rule 25.4.2 requires that prior to any recreational activities taking place in the Crystal Basin Ski Area that a protective covenant is secured over significant indigenous vegetation. This rule complements a similar provision that applies to buildings and subdivision. The provision is applied to recreational activities as there is potential for recreation to occur without the need for a building or subdivision.

Roading and Vehicle Parking

Rule 25.6.1.1 requires roads to be located in accordance with the Outline Development Plan. The Outline Development Plan reflects the outcome of detailed site investigations which have considered and optimised the alignment and gradient of roads in order to efficiently and safely access the Village and Ski Areas. This has involved consideration of the requirements of coaches, trucks and cars which may all need to access the Village environment carrying residents, visitors, workers or delivering services. Any change to the road alignment shown in the Outline Development Plan must be assessed in terms of accessibility and relationship to the proposed activities and buildings. Similarly, any changes to the road alignment may have consequences for earthworks or effects on ecological or landscape values.

Rule 25.7.1 sets the standard for car parking. Car parking is a significant part of the development of a Ski Area where there is a high number of day visitors anticipated. Car parking must be located and designed to

be accessible and convenient and any change to the Outline Development Plan may have consequences in respect of these matters.

Earthworks

Rule 25.2.1 provides for earthworks as a controlled activity. The Ski Area Sub-Zone is intended to enable the efficient use of the Ski Area's physical and natural resources and to provide for activities which can be reasonably anticipated within a Ski Area without the need for on-going resource consent processes. Earthworks are a necessary component of the development and maintenance of a Ski Area. In establishing the Ski Area Sub-Zone the effects of Ski Area related earthworks have already been assessed and Council's considerations are therefore limited to the detail of how the earthworks are to be managed. The matters over which Council has reserved its control are therefore focused on how the earthworks are to be managed and adverse effects on the environment avoided or minimised. These considerations include the maintenance of soil and ground cover, the effects on non-vegetated scree slopes, the sensitivity of in-stream values and significance of vegetation.

Tree Planting and Landscape Treatment

Rule 25.8.1 limits tree and landscape planting to a list of preferred species. This reflects the sensitivity of this mountainous environment and the need to ensure that the Ski Area Sub-Zone retains integrity in terms of plant species. In this context it is necessary that planting does not introduce uncommon plants to the locality or create any visual and ecological contrasts with the surrounding High Country.

Night Lighting

Rule 25.10 makes the lighting of the Ski Area for night-time recreational activities a restricted discretionary activity. As the Ski Area Sub-Zone represents a node or location where recreation is intended to be enabled it is appropriate that some provision is made for night-time activity. This contributes to efficient use of the Ski Area resources and extends the time available for recreation for visitors and the community. A resource consent process ensures that effects on ecological values and rural amenity values, including views from the State Highway can be considered in relation to a specific lighting plan.

Removal of Indigenous Vegetation

Rule 25.11.4 limits the removal of indigenous vegetation. This rule applies to any activity which may involve the removal of vegetation beyond earthworks for construction of roads, buildings and utilities. It is critical to the ecological and landscape integrity of the Ski Area Sub-Zone and its relationship to the adjoining High Country that as intact a cover of indigenous vegetation as possible is maintained. Removal of indigenous vegetation leaving bare earth also creates the potential for exotic plants to invade the Ski Area and facilitate the spread to unmodified areas. Accordingly, removal of indigenous vegetation is enabled only to a very minor scale within the Sub-Zone to avoid this scenario arising.

State Highway Intersection

Action is required to achieve safe sightlines at the intersection of the Porters Ski Area Access Road with the State Highway. There are potentially a number of technical remedies to the road and/or intersection that could achieve the required sight distance. Rule 25.4.3 requires that the sightline distance is remedied prior to the commencement of any construction or earthwork activities within the Crystal Basin Ski Area in the event that this work proceeds without a need for subdivision. A similar requirement is imposed on Rule 25.12.2.8 where the sightlines at the intersection must be addressed as a condition of subdivision consent.

Subdivision

Subdivision is required to meet a number of standards requiring infrastructure and services to be available for subdivision and for allotments and roading to conform to the Outline Development Plan. The purpose of the Outline Development Plan is to manage the effects of development and it is therefore necessary and appropriate that subdivision be required to conform to this layout. In addition the number of allotments for dwellings is to be capped. This complements the rules that limit building development and activities.

Within the Crystal Basin Ski Area there are areas of significant indigenous vegetation that must be protected. It is therefore a pre-requisite of any subdivision within the Village Base Area that these areas are subject to a protective covenant.

Rule 25.12.1.7 limits the number of residential allotments to 50% of the total permitted until such time as Crystal Basin has been established as a Ski Area. The purpose of the rule is to avoid a scenario where the Village Base Area is developed without any development of the Crystal Basin Ski Area. This provides for some capital to commence works but ensures that the recreational, social and tourism benefits of the expanded Ski Area are delivered.

APPENDIX 25.14: LANDSCAPE AND BUILDING DESIGN REQUIREMENTS AND PRINCIPLES

PLANT LIST

Rule 25.8.1 requires all planting to be limited to the following species.

Botanical Name	Common Name
Chionochloa macra	
Chionochloa flavescens	snow tussock
Chionochloa rubra	red tussock
Festuca novae-zelandiae	short tussock
Poa colensoi	blue tussock
Acena sp	
Anaphalioides bellidioides	
Astelia nervosa	
Blechnum penna marina	
Brachyglottis bellidioides	
Carmichaelia monroi	
Celmisia angustifolia	
Celmisia gracilentia	
Celmisia lyallii	
Celmisia spectabilis	
Muehlenbeckia axillaris	
Parahebe odora	
Pimelea oreophila	
Polystichum richardii	
Raoulia subsericea	
Scleranthus uniflorus	
Discaria toumatou	Matagouri
Dracophyllum acrosum	
Hebe odora	
Kunzea ericoides	
Ozothamnus leptophyllus	
Podocarpus nivalis	
Notofagus solandrii var cliffortioides	mountain beech
Carmichaelia australis	native broom
Coprosma cheesemanii	
Dracophyllum uniflora	
Dracophyllum prunum	
Gaultheria crassa	
Gaultheria depressa var. novae-zelandiae	

Acrothamnus colensoi (prev.Leucopogon colensoi)	
Leptosperma scoparium	Manuka
Melicytus alpinus	
Pimelia traversii	
Olearia avicenniifolia	

OUTLINE PLANTING CONCEPT AND PLANT MIX

Rule 25.8.2 requires that all planting shall generally comply with the Outline Planting Concept. The Outline Planting Concept provides for six plant mixes. The relative proportions of the dominant species in each planting mix shall be as follows:

I. Mountain Beech;

Mountain Beech	% by number of plants
Notofagus solandrii var cliffortioides	30%
Dracophyllum acerosum	30%
Chionochloa flavescens	30%
Hebe odora	10%

II. Mountain Beech / Kanuka mix

Mountain Beech / Kanuka mix	% by number of plants
Notofagus solandrii var cliffortioides	30%
Kunzea ericoides	20%
Dracophyllum acerosum	25%
Chionochloa flavescens	20%
Chionochloa macra	5%

III. Kanuka / Mountain Beech mix

Kanuka / Mountain beech mix	% by number of plants
Kunzea ericoides	40%
Notofagus solandrii var cliffortioides	10%

Dracophyllum acerosum	15%
Chionochloa flavescens	15%
Chionochloa macra	5%
From list	15%

IV. Dracophyllum mix

Dracophyllum Mix	% by number of plants
Dracophyllum acerosum	50%
Chionochloa flavescens	30%
Chionochloa macra	10%
From list	10%

V. Red tussock

Red Tussock	% by number of plants
Chionochloa rubra	70%
Chionochloa flavescens	20%
Chionochloa macra	10%

VI. Short tussock / blue tussock mix

Short tussock / Blue tussock mix	% by number of plants
Poa colensoi	60%
Festuca novae-zelandiae	25%
Acena sp	15%

DESIGN PRINCIPLES FOR BUILDINGS

Material and Colours

1. Buildings that are visible from SH73 should be sited and designed to blend in with the colour and textures of the High Country environment.
2. All exterior building materials, colours and reflectances should be appropriate for the High Country environment when viewed in the summer months in the absence of snow.
3. Cladding materials considered appropriate include:
 - Concrete
 - Local stone
 - Stained timber
 - Naturally weathered timber
 - Corten steel
 - Glass
4. Roofing materials and fixtures shall exclude copper, zinc, zincalume, lead and clay tiles.
5. Metal roofs shall be finished in matt, low reflectivity tones and hues.
6. Colours for roofing and cladding materials shall be restricted to a muted colour palette of browns, greens, greys or black.
7. Brighter colours can be used to accent building elements such as doors, window frames, trim and other architectural details.
8. All buildings should be designed by registered architects.
9. Where possible, building proportions should reflect the vertical dimensions rather than flat horizontal dimension.
10. Buildings should be designed to sit comfortably in the natural landscape while making a positive contribution to the overall alpine village character and minimising the need for retaining walls .

11. A variation in the number of floors on each building as well as on adjacent buildings is encouraged.
12. Roofs are generally to be of medium pitch with reference to the angles of the mountain landforms with overhangs designed to hold snow.
13. Upper floors of buildings should be built into roof forms, using dormer windows to reduce building height.
14. Retaining structures should be planted out with indigenous vegetation.

Public Realm

1. The Village Centre should provide one focal building with an active edge which is located to the south of a Village Square.
2. The Village Square should be an attractive space with dimensions of at least 30m x 30m and should have active edges on at least three sides.
3. The height and location of the buildings enclosed in the Village Square should provide for maximising solar access at the south half of the Square in particular.
4. A network of formed “natural looking” paths linked to but not parallel to roads should provide alternative pedestrian routes.

Roading Layout and Car Parking

1. The design of roads in the Village should promote a rural character and avoid an appearance of typical suburban streets.
2. Car parking associated with dwellings should be provided on-site while car parking associated with visitor accommodation and day visitors should be provided in close proximity to the Village Centre.
3. Visitor arrival and drop-off should be conveniently located relative to the Village Centre and accommodation facilities.

Overland Flow Paths

1. There are a number of depressions in the Village area landscape that resemble overland flow paths. Where possible, these features should be retained and enhanced with landscaping.
2. In the event that these features are disturbed by earthworks, roads or buildings, they should be recreated as close as possible to the original feature.